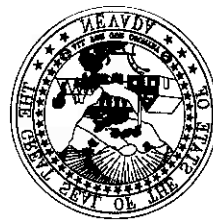




State of Nevada
Division of Environmental Protection
Brownfields Funding Application



Please complete the following form with the most accurate information available to you. Along with this form you should attach the following information: a map showing the project location, any completed assessment work previously undertaken at the site (for cleanup applications, a copy of the assessment work does not need to be attached if the assessment was conducted under a previous State or Federal brownfields funding award), individual parcel information for multi-parcel projects, and any information about the project which would help the applicant reviewer understand the redevelopment project being proposed.

NOV 06 2006

When completed, mail the application and attached information to
Nevada Division of Environmental Protection, Brownfields Program
901 South Stewart Street, Room 4001
Carson City, NV 89701

ENVIRONMENTAL PROTECTION

For any help in preparing this application or any general Brownfields questions, please feel free to call (775) 687-9368 and ask for the Brownfields Program.

A. Applicant Information

- 1) Project Title: Former Gabbs Recreation Hall
- 2) Are you seeking assistance with assessment or cleanup work for your project?
- Assessment: ☒ Cleanup: ☒
- 3) Does your project involve potential petroleum contamination or hazardous substances?
- Petroleum Contamination: ☐ Hazardous Substances: ☒
- 4) Agency Applying for Brownfields Funding: Nye County-Town of Gabbs
- 5) Project Contact Name and Title: Dr. James Marble, Director, Nye County Natural Resources Office
- 6) Project Contact's Address: Natural Resources Office
P.O. Box 1767
Tonopah, NV 89049
- 7) Project Contact's Phone: 775-482-7238

B. Site Information (for multi-parcel properties, attach a separate sheet detailing the parcel name, assessor's parcel number, address, acreage, current use, and owner for each individual parcel; indicate for questions 8-15 below that a separate sheet has been attached.)

- 8) Current Site Name: Gabbs Recreation Hall
- 9) Site Street Address: 531 Avenue E
Gabbs, Nevada 89409
- 10) Current Zoning: N/A 11) Site Acreage: 0.46
- 12) Assessor's Parcel Number: 01-232-02
- 13) Latitude: (If readily available) 38.858394 Longitude: -117.931864
- 14) Please attach a map showing the location of the subject site. For multiple-parcel sites, make sure that the map clearly shows the boundaries of each separate parcel.

B. Site Information (con't)

15) Please briefly discuss the current ownership of the site, specifically detailing who the current owner of the site is, when they acquired the site, and how the site was acquired (i.e. tax foreclosure, eminent domain, purchase, etc.). If you as the applying agency are not the current owner of the property, discuss how the current owner is involved in the project.

The Town of Gabbs purchased the subject property in September 1955 from the Townsite Development Company for \$1.00. A copy of the Quitclaim Deed is attached. The Former Recreation Hall structure was originally built in the 1940s at the Tonopah Army Air Force Base and served as a theater and dance hall for the base. The building was moved to Gabbs and reconstructed in the 1950s.

Nye County is working with the Town of Gabbs to assist them in realizing their goal: demolition of the Former Recreation Hall and construction of a Multipurpose Community Center at the subject property.

16) Using the space provided below, provide a brief description of the current site usage, making particular note of any site uses which may either have caused or contributed to site contamination issues.

The existing structure is a one-story building with a partial basement and partial second floor. It has a concrete ramp to enter the front doors, a ticket booth in the lobby entrance, a large grand hall with wooden flooring, a stage with theater curtain, and a fully equipped kitchen in the basement. The property is currently vacant, as the existing structure is unsafe for occupancy. Much of the building has been destroyed by fire and severe windstorm damage.

17) With the information available to you, what were the past property uses which may have caused or contributed to current site contamination issues.

The age of the building is the main source of contamination issues, as building materials and fixtures used to construct facilities in the 1940's incorporated several hazardous components. According to the Phase I performed in July of 2003, the materials used in the construction of the old recreation hall building included asbestos containing materials, PCB-containing light ballasts, mercury-containing thermostat switches, fluorescent and lead base paint. Additionally, fire and windstorm damage caused stability issues as well as adverse visual impacts.

The former Recreation Hall adjoins the Gabbs Ball Field to the west and a public park to the north. As such, children are within close proximity to this building providing an increased likelihood of unsafe access. Currently, there is no protective fencing around the perimeter of the building.

18) Please disclose and discuss any environmental regulatory involvement or enforcement actions which have occurred at the site.

Aside from the site's participation in the Nye County Brownfields Program (a Phase I Environmental Site Assessment was performed in 2003), no other environmental regulatory involvement has been recorded for this site.

19) Please attach any documents for any environmental assessments which may have been conducted previously for the site. If you are applying for cleanup funds, and the assessment work was conducted through a previous Federal or State Brownfields grant, you do not need to attach a copy of that assessment.

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distribution
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C. Project Information (The information provided in the following fields will be used by the NDEP Brownfields Program to prioritize project funding and rank competing projects. The Brownfields Program currently makes every effort to fund each eligible project; however, where several projects are competing for limited funding, we will use information regarding the planned redevelopment project, the benefits to the community, and the amount of community involvement to prioritize our funding.)

20) In the space provided below, please provide information regarding the anticipated future re-use of the property, specifically highlighting how this redevelopment project will benefit the affected community (i.e. job creation, park and greenspace creation, improved access to services, etc.) ?

The future re-use has been identified by the Town of Gabbs local advisory board and town residents as a Multi-Purpose Community Center. It is becoming increasingly evident with the cost of gasoline, and computer technology, how important it will be to have a local public building for the community to hold a myriad of activities, services, training courses, meetings and any number of special town events. It will definitely improve the access to educational services, as the community could apply for grants that will support purchasing computers and broadband access, if a community does in fact have a center or facility to house and provide free access to the local residents for at least two years. This would assist the local community children by providing an educational resource for research and computer literacy. Additional benefits of community access to computers include increased ability to search and apply for scholarships, colleges, jobs and participate in college classes through the internet.

Many rural towns in Nevada utilize local community facilities to offer various amenities each month such as medical and veterinarian services, 4-H group activities, and Cooperative Extension training. Currently, the local residents must commute between 175 and 185 miles to either Fallon or Tonopah to obtain any of these services.

21) Describe how this project fits in with community-wide revitalization or master plans previously developed by the community. Feel free to attach to your application any planning documents which can help demonstrate the redevelopment vision and strategic planning being undertaken by the community.

The Town of Gabbs is actively pursuing the planning and development of a Multi-Purpose Community Center. This goal is specified in the Comprehensive Economic Development Strategy for Nye and Esmeralda Counties, recently approved by the Nye County Board of Commissioners. As this document is quite extensive, a copy of the plan is not included with this application, but is available through the Nye County Natural Resources Office.

22) How has the community been involved, or planned to be involved, in the potential cleanup/redevelopment activities at this site?

The Town of Gabbs has been involved in the Nye County Brownfields Program since the County received its first Brownfields grant award in 2002. The former Recreation Hall was selected by the Town of Gabbs as its only Brownfields site during community outreach meetings held in the Town on February 11, 2003. The Nye County Brownfields team participated in two additional meetings in March of 2005, one with the Gabbs Town Advisory Board and a second during the Brownfields Desert Potluck event. The main focus remains on the clean-up and demolition of the former Recreation Hall and construction of a new Multipurpose Community Center (built in accordance with current building codes and standards).

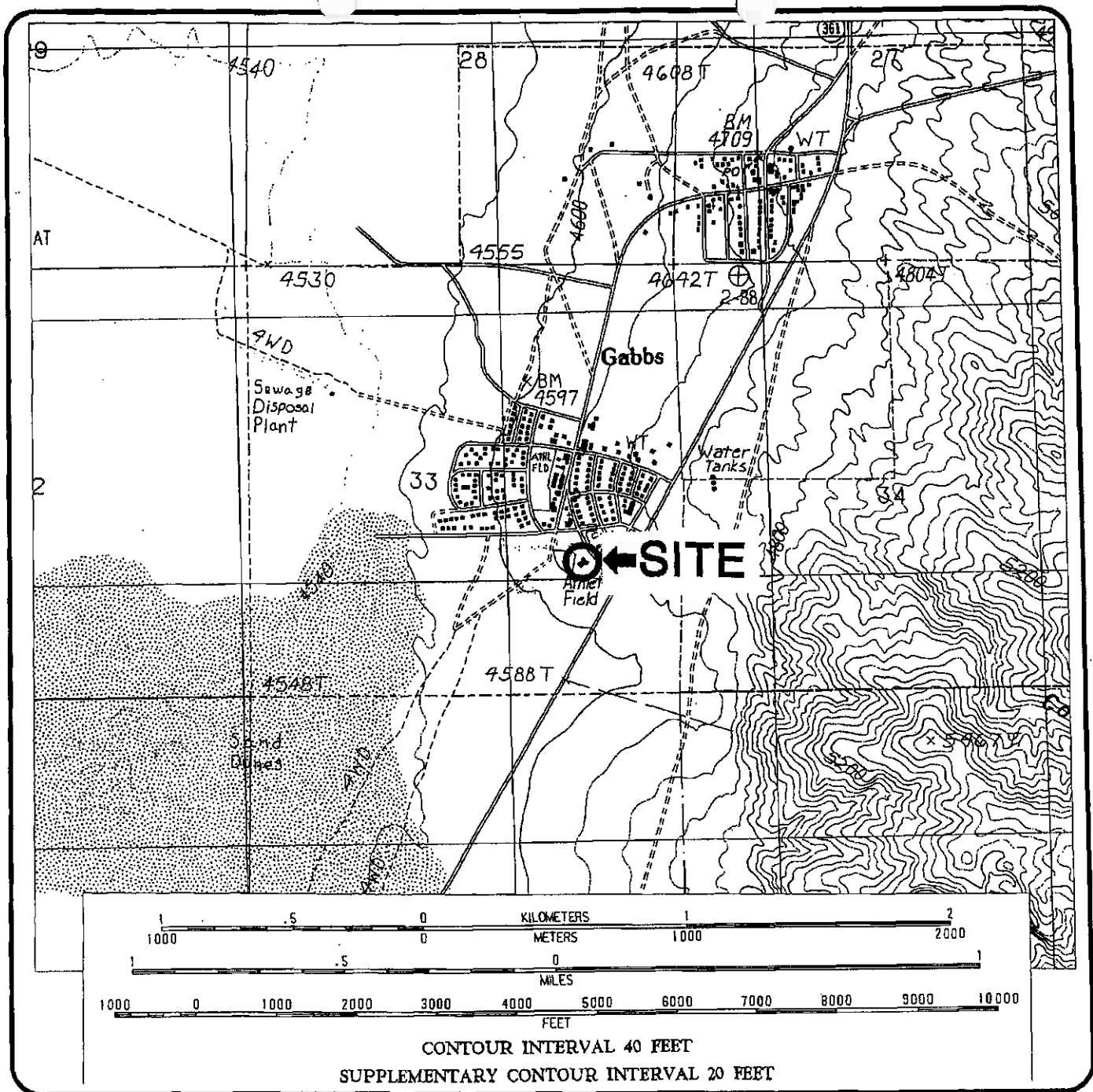
As the clean-up, demolition, and facility construction proceed, the Nye County Brownfields Team will prepare quarterly reports to the Gabbs Town Advisory Board to inform them of the progress to date, and to enlist their participation with future development efforts.

D. Applicant's Signature (A representative of the applying agency should sign the application; it does not need to be the project contact as listed in the first section, but it should be someone with the authority to sign on the agency's behalf.)

Signature: *Gary Hollis* Date: *Nov 1 - 2006*
Name: Gary Hollis Title: Chair, Nye County Board of County Commissioners

E. List of Attachments (Please provide a list of attachments which are being submitted with the application. This will ensure that all relevant information is reviewed by the NDEP Brownfields Program staff.)

Site Location Map
Nye County Assessor's Parcel Map
Quitclaim Deed



REFERENCE: USGS, Gabbs Quadrangle Nevada - Nye County 7.5 Minute Series (Topographic): dated 1988.



SITE LOCATION MAP

GABBS RECREATION CENTER
531 "E" AVENUE
GABBS, NEVADA

PROJECT NO.

301219001

DATE

03/2003

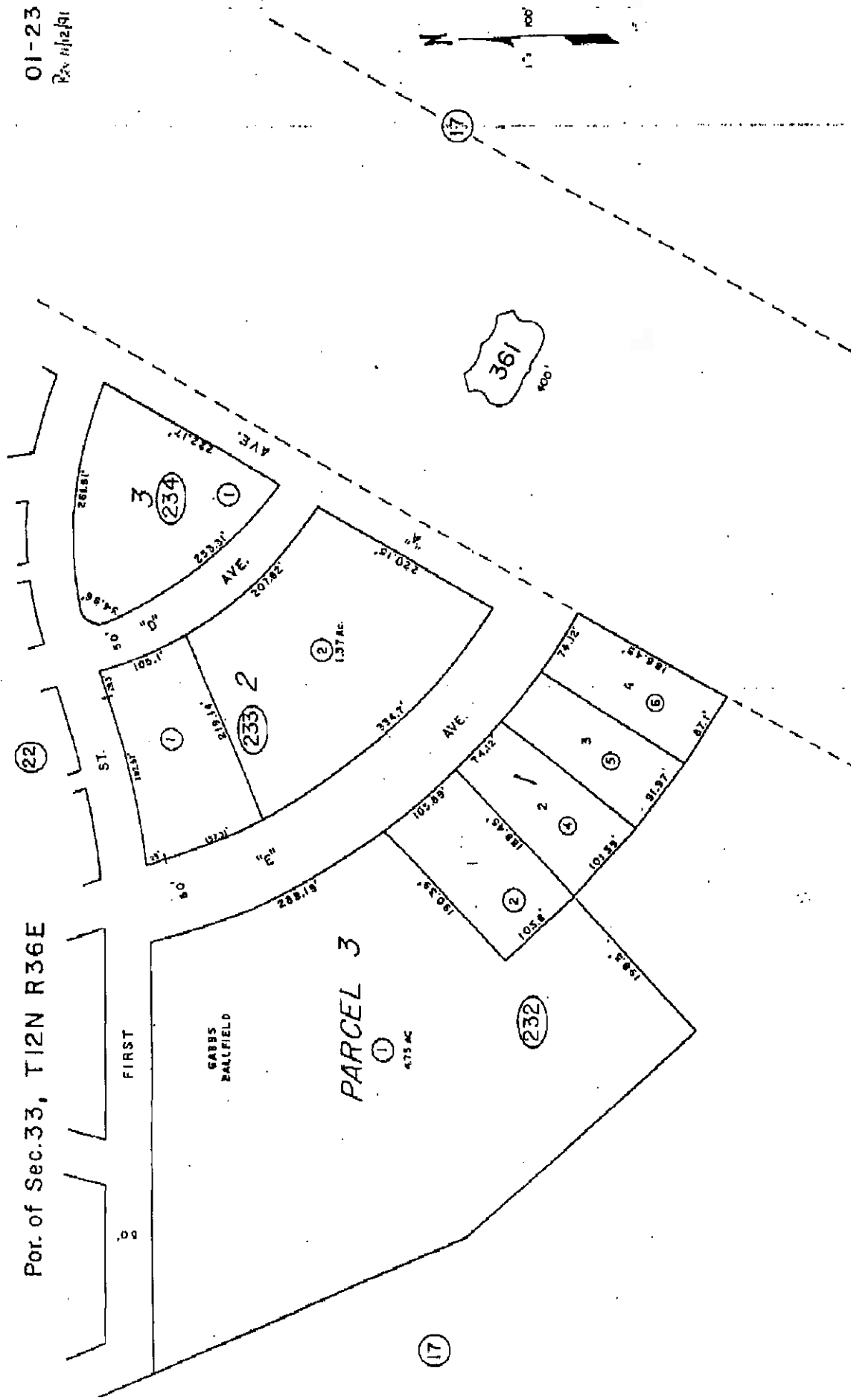
FIGURE

1

01-23
R2N R12/41

GIAMPAOLI

PAGE 03



Por. of Sec. 33, T12N R36E

PARCEL 3

GABBS
BALLFIELD

FIRST
ST.

AVE.

AVE.

232

233

234

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361

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17

QUITCLAIM DEED

THIS INDENTURE, made the 28th day of September, 1955,
between TOWNSITE DEVELOPMENT COMPANY, a Nevada corporation with
principal office and place of business at Gabbs, Nye County,
Nevada, the party of the first part, and CITY OF GABBS, Nevada,
a municipal corporation, the party of the second part,

W I T N E S S E T H:

That the said party of the first part, in consideration
of the sum of One Dollar (\$1.00) lawful money of the United States
of America, to it in hand paid by the party of the second part,
the receipt whereof is hereby acknowledged, does hereby release
and forever QUITCLAIM unto the party of the second part, and to
its successors and assigns, all that certain lot, piece or parcel
of land situate in the City of Gabbs, County of Nye, State of
Nevada, and more particularly described as follows:

That certain building known as the RECREATION
HALL at Basic Townsite, Gabbs, Nye County,
Nevada, located in the East Half of Section 33,
Township 12 North, Range 36 East, Mount Diablo
Base & Meridian, and the ground immediately under-
lying the same, subject to more accurate descrip-
tion as result of pending survey to be furnished
by deed of correction, the exact limits thereof
to be reasonably established by grantor.

TOGETHER with the tenements, hereditaments, and appurte-
nances thereunto belonging or appertaining, and the reversion and
reversions, remainder and remainders, rents, issues and profits
thereof.

TO HAVE AND TO HOLD the said premises, together with the
appurtenances, unto the party of the second part, and to its
successors and assigns forever.

PROVIDED, ALWAYS, and this conveyance is made upon the
express condition that if the party of the second part, its suc-
cessors and assigns, shall at any time cease to be an incorporated

W. DILLON
ET ALY
THE AT LAW
OFFICE
GABBS
COUNTY OF
NYE
STATE OF
NEVADA

STATE OF NEVADA)
) SS
 COUNTY OF NYE)

On this 28th day of September 1955, personally appeared before me, a Notary Public in and for said County of Nye, N. E. Hanson and A. L. Johnson, known to me to be president and secretary respectively of the corporation that executed the foregoing instrument, and upon oath did depose that they are the officers of said corporation as above designated; that the signatures to said instrument were made by officers of said corporation as indicated after said signatures; and that the said corporation executed the said instrument freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have heretunto set my hand and affixed my official seal at my office in the County of Nye, the day and year in this certificate first above written.

Thelma P. Stoddard
 Notary Public in and for the County
 of Nye, State of Nevada

My Commission Expires *July 8, 1959*

SEAL.

22687

File No.
 Filed for record at request of
 Marcella Flickner, Clerk, City
 May 17, 1956 of Gabbs
 at ... minutes past ... o'clock
 A.M. and recorded in Book 11
 of Official Records, page 266
 Nye County, Nevada Records

Margaret A. Henderson
 County Recorder

1 municipality under the laws of the State of Nevada, or if the
2 premises above described shall be used for profit or for other
3 than municipal or civic purposes within the corporate powers of
4 the party of the second part, then in either or both such events,
5 the estate hereby conveyed shall revert to and vest in the said
6 party of the first part, its successors or assigns, and it shall
7 be lawful for it or them to re-enter upon the premises hereby
8 conveyed.

9 This deed is given without warranty of any character
10 whatsoever and for the sole purpose of conveying the right, title
11 and interest of the said party of the first part in and to the
12 above described premises subject to the conditions hereinabove
13 stated.

14 IN WITNESS WHEREOF, the party of the first part has
15 caused these presents to be executed by its officers thereunto
16 duly authorized the day and year first above written.

17 TOWNSITE DEVELOPMENT COMPANY

18 By W. H. Johnson President

19 A. L. Johnson Secretary
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22 (CORPORATE SEAL)
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VANDEAN DILLON
& BARTLETT
ATTORNEYS AT LAW
1000-1000
10 BUILDING
VIRGINIA ST.
LAS VEGAS